



7 Ardeche
immobilier

☎ 06 25 78 27 40

✉ info@7ardeche.immo

www.7ardeche.immo

€ 252 000

Buying house

5 rooms

Surface : 110 m²

Surface of the living : 30 m²

Surface of the land : 2909 m²

Year of construction : 1993

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : a refresh

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

5 parkings

Energy class (dpe) : G

**Emission of greenhouse gases
(ges) : C**

Fees and charges :

252 000 € agency fees 4,76% à the
responsibility of the buyer included

03/03/2024 - Prix T.T.C



House Lanas

Exclusively, in the town of Lanas, 15 minutes from Aubenas, in South Ardèche, we offer you this house of approximately 117 m² with land of 2,900 m². Bright, it consists of a kitchen open to living room/lounge opening onto a terrace, two bedrooms, a bathroom, a toilet. In the basement, you find a laundry room, a small bathroom, a toilet and the garage, part of which has been converted into two bedrooms. have been fitted out in the garage for one car and a swimming pool completes this set. two Terrace to the east with a clear view of the surrounding countryside. Lanas, 15 minutes south of Aubenas. A stone's throw from the village center, single-storey villa with a fenced garden of 1780m². House side: entrance, independent kitchen, living room opening onto a veranda, three bedrooms, bathroom, separate toilet. An old garage, isolated and converted into a relaxation area with jacuzzi. Garage and outbuildings. Garden side: near the village, on the heights. Spacious terrace with open and breathtaking views. Ref. : 882V89M - Mandat n°128



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Carte professionnelle n°CPI N. 0702 2017 000 019 631 - RCS 829598283 Aubenas

Code NAF 6821Z - SIRET 82959828300010 - Garantie financière : Galian 120 000€ - Document non contractuel